



13 Townsend Close, Boughton Astley, Leicestershire, LE9 6NX

HOWKINS &  
HARRISON

13 Townsend Close,  
Broughton Astley,  
Leicestershire, LE9 6NX

Guide Price: £420,000

A four bedroom detached property with double garage in an enviable position, located at the end of a drive with just two properties. The property benefits from spacious accommodation over two floors with a generously proportioned kitchen/breakfast room, master bedroom with an en-suite, conservatory, double garage and an enclosed established rear garden.

### Features

- Four bedrooms one with en-suite
- Kitchen/breakfast room
- Conservatory
- Double garage
- Parking for several vehicles
- Popular residential area
- Enclosed rear garden



## Location

Broughton Astley is a large village situated in the south west of Leicestershire, about 6 miles (10 km) east of Hinckley and about 9 miles (14 km) from the centre of Leicester. It borders the villages of Cosby, Leire, and Dunton Bassett and offers a number of local amenities within the village including local shops, public houses and a brand new Leisure Centre, as well as schools, a village hall for local clubs and activities, and a GP's surgery. Access to London St. Pancras is available from Hinckley station or the main line station in Leicester, with Narborough Train Station, just 3.9 miles away, offering a cross country route to Leicester and Birmingham and Rugby Train Station providing a regular service to London Euston in just under 50 minutes. Motorway networks are also close at hand via the M69/M1 and M6.



## Ground Floor

From under a covered porch, a UPVC front door leads through to the entrance hall, with ceramic tiled floor, stairs rising to the first floor, useful understairs cupboard and doors providing access to the ground floor accommodation, including the cloakroom which is fitted with a wash hand basin and WC. The sitting room has coving to the ceiling, with the focal point of the room being a brick-built feature fireplace with oak beam over and quarry tiled hearth. Sliding patio doors provide access to the spacious conservatory, fitted with wood effect flooring, ceiling fan and has doors which open to the rear garden. Double bifold part glazed doors provide access to the kitchen/breakfast room which is divided into different zones, including an eating and seating area. There are numerous cream shaker style wall and base units including glass display cabinets and drawers with complementary laminate work surfaces over. A door from the kitchen leads out to the rear garden.



## First Floor

A spacious landing has doors leading to the first floor accommodation and a useful airing cupboard. The master bedroom overlooks the front aspect and has exposed wooden floorboards, fitted wardrobes to one wall, a feature wood panelled wall and an attached en-suite shower room fitted with a wash hand basin, WC, corner chrome and glass shower enclosure with rainforest shower head and contemporary grey wood effect vinyl flooring. There are three further bedrooms, with bedroom two and four being located to the rear aspect with views overlooking the garden, whilst bedroom three is situated to the front elevation. The family bathroom comprises of a p-shaped bath with chrome and glass shower screen and shower over. The bathroom is fully tiled to two walls and the splash back areas, with white tiling with pretty silver tiled inserts along with wood effect vinyl flooring.



## Outside

The property is approached via a tarmacadam drive which leads to parking in front of the double garage, with two up and over doors. The front garden is mainly laid to lawn with a paved pathway leading to the front door. A side gate provides access to the established rear garden which is enclosed by a combination of close board fencing and post and rail fencing to the rear. The garden is particularly private with a lawn, paved patio and established beds planted with a variety of shrubs, flowers and trees including a pretty apple tree and fruit trees.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01455-559203.

## Fixtures and Fittings

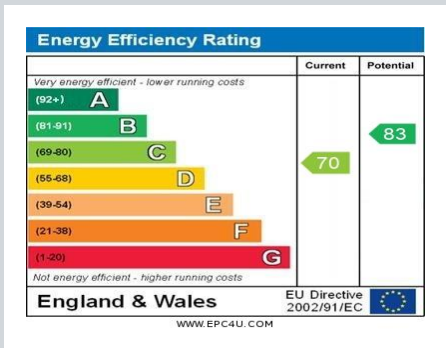
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

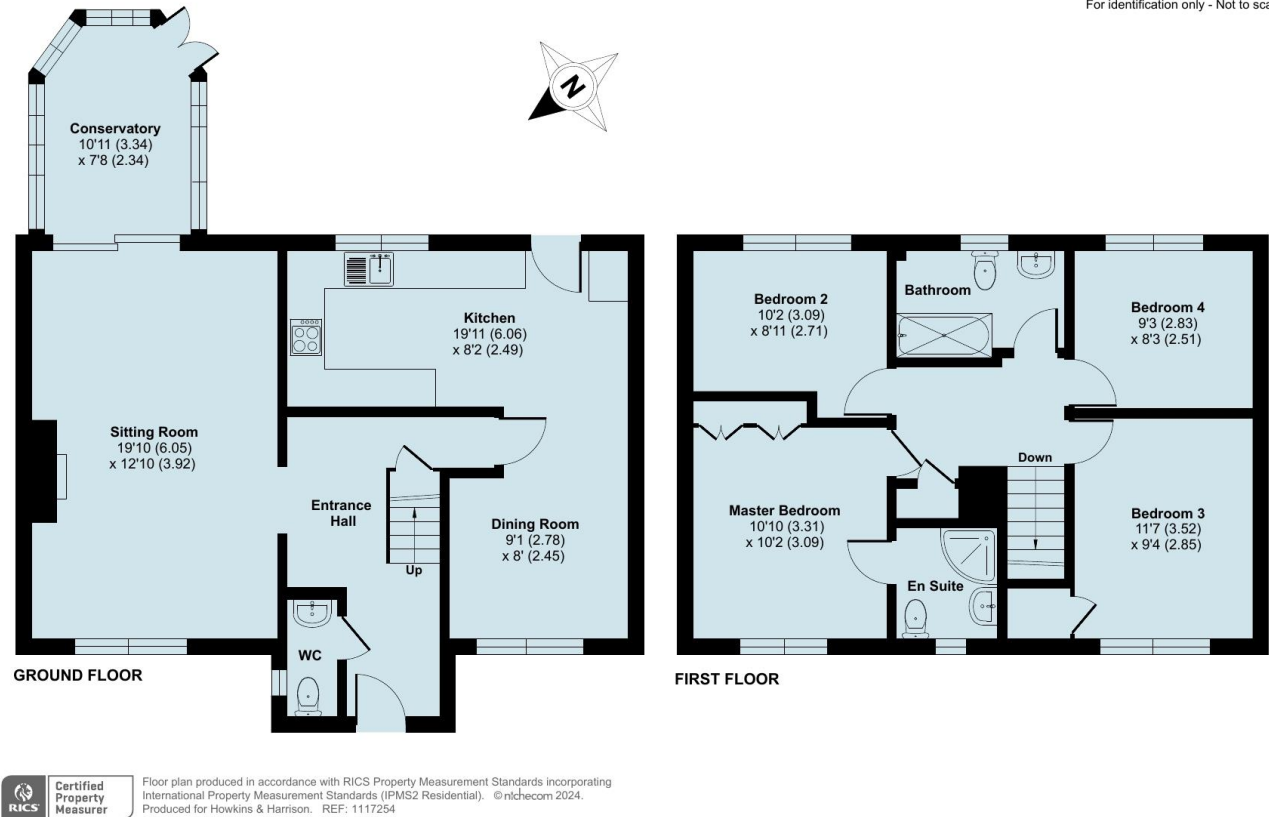
Harborough District Council 01858 828282.  
Council Tax Band – E.



## Townsend Close, Broughton Astley, Leicester, LE9

Approximate Area = 1342 sq ft / 124.6 sq m

For identification only - Not to scale



## Howkins & Harrison

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